

\$325,000 - 40 Cayuga Crescent W, Lethbridge

MLS® #A2257888

\$325,000

3 Bedroom, 2.00 Bathroom, 840 sqft

Residential on 0.11 Acres

Indian Battle Heights, Lethbridge, Alberta

Affordable single family home located in a good west side neighborhood. Recent improvements include high - efficient furnace / central air (2 years old), newer asphalt roof shingles (7 years old) and vinyl plank flooring . The yard is low maintenance for folks not wanting to spend their weekends mowing grass ! This home features a third level master bedroom and ensuite bath. Call your favorite REALTOR to view.

Built in 1981

Essential Information

MLS® #	A2257888
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	840
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	40 Cayuga Crescent W
Subdivision	Indian Battle Heights



City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5H5

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	Vinyl Windows
Appliances	Central Air Conditioner, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	24
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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